Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
Suite 290
Brentwood, TN 37027
B19-0158

Karen Johnson Davidson County
Batch# 199549 **DEEDWARR**
02/27/2019 09:19:37 AM 02 pgs
Fees: $13.00 Taxes: $740.00

20190227-0017655

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 day of February, 2019

Notary Public

Commission Expires: 11/22/21

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

~~MY COMMISSION EXPIRES:~~ NOVEMBER 22, 2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
Recovery Community, Inc. 117 Harrington Avenue Madison, TN 37115	New Owner Same	052-01-0-070.00 052-01-0-071.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Donita Oliver, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Recovery Community, Inc., a Tennessee non-profit corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 29 and 30 on the Plan of The Madison Realty Company's Subdivision of record in Plat Book 547, Page 165, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donita Brinson by Special Warranty deed from HSBC Bank USA, N.A., as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2005-4, Renaissance Home Equity Loan Asset-Backed Notes, Series 2005-4 of record in Instrument No. 20080911-0092974 Register's Office for Davidson County, Tennessee, dated July 30, 2008 and recorded on September 11, 2008. Also Being the same property conveyed to Donita Oliver, unmarried by Quitclaim deed from Donita Oliver f/k/a Donita Brinson, unmarried of record in Instrument No. 20171228-0131821 Register's Office for Davidson County, Tennessee, dated December 22, 2017 and recorded on December 28, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 128 Harrington Avenue, Madison, TN 37115

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22 day of February, 2019.

Donita Oliver

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donita Oliver** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 22 day of February, 2019.

Notary Public
My Commission Expires: 10/23/2022

(Notary Seal)

